GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA

UNSTARRED QUESTION NO:2113
ANSWERED ON:14.12.2004
AUCTION OF LAND BY DDA
Singh Shri Brij Bhushan Sharan

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Delhi Development Authority has auctioned land for commercial as well as residential purposes at various places in Delhi;

(b) if so, the details of all such auctions made during the current year since January 1, 2004 alongwith reserved price and prices at which each plot of land has been auctioned;

(c) whether the Delhi Development Authority Officials have fixed up `reserved prices` of such land at a very low rate as compared to market prices in connivance with the Builders and land Mafias;

(d) if so, whether by keeping `reserved price` at low level, the plots of land have been auctioned at a little higher prices than reserved prices;

(e) if so, whether the DDA has any Valuation Committee to estimate correct reserved prices to match with market price;

(f) if so, the constitution of this Committee; and

(g) if not, the action the Government is taking to constitute such a Committee?

Answer

MINISTER OF PARLIAMENTARY AFFAIRS AND URBAN DEVELOPMENT (SHRI GHULAM NABI AZAD)

(a): Yes, Sir.

(b): The Delhi Development Authority (DDA) has reported that it has realized a sum of Rs.1204.71 crores by auction of 86 commercial plots against a total reserve price of Rs.865.68 crores from January 1, 2004 to December 10,2004. It has auctioned 299 residential plots, during the said period and realized about Rs.244.57 crores against reserve price of about Rs.136.53 crores. Thus the revenue realized is in excess of reserve price fixed for the plots.

(c)to(g): Delhi Development Authority have reported that the reserve price in respect of commercial land is fixed by a Price Fixation Committee constituted under the Chairmanship of Commissioner (Land Disposal) and consisting of representatives of Management Wing, Planning Wing and Finance Wing. The Price Fixation Committee for residential plots comprises of Commissioner (land Disposal), Director (Land Disposal), Director (Land Costing) and Director (Planning). The Committee fixes the reserve price of the plots based on average auction rates received during the previous year. The rates recommended by the Committee are approved by the Finance Member and Vice Chairman, DDA, before the auction. DDA ensures that the reserve price is in tune with the market trends.